

MARYLAND HISTORICAL TRUST CONTINUATION SHEET
U.S. 301 SOUTH CORRIDOR TRANSPORTATION STUDY

Property Name: Colbert House
Survey No: PG:82A-33(PACS B123)

Property Address 10850 Crain Highway (U.S. 301), Cheltenham, Prince George's County
Owner Name/Address Oscar Estep, 10850 Crain Highway Box 69, Cheltenham, MD 20623
Year Built 1915/circa 1930

Description:

The Colbert House was previously surveyed by the Prince George's County Historic Preservation Commission in 1986. Since the time of the previous survey, the property is unaltered.

National Register Evaluation:

The Colbert House is eligible for the National Register of Historic Places under Criterion C. The structure is a good example of a modest early twentieth century dwelling, which evolved and was reoriented when the Crain Highway was built adjacent to the property. The residence, which includes the original Folk Victorian section and a later addition with Colonial Revival and Bungalow features, demonstrates the evolution of architectural styles in the early twentieth century in Prince George's County. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. Finally, the property has no known potential to yield important information, and therefore is not eligible under Criterion D.

Verbal Boundary Description and Justification:

The National Register boundaries of the Colbert House follow the current property lines of Parcel 147 on Prince George's County Tax Map 127. This parcel is bounded on the northwest by U.S. 301 and on the south/southeast by Old Indian Head Road. The property originally included 3.45 hectare (8.53 acres) and was reduced to its current size of 2.87 hectare (7.10 acres) in 1968. The boundary includes this acreage, the house, a chicken coop and a garage. All structures on the property contribute to its significance.

MHT CONCURRENCE:

Eligibility ☒ recommended ☐ not recommended

Criteria ☐ A ☐ B ☒ C ☐ D Considerations ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: _____

[Signature] 10/19/99
Reviewer, Office of Preservation Services Date

[Signature] 10/21/99
Reviewer, NR program Date

Preparer:
P.A.C. Spero & Company
September 1996

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Eligibility ☒ recommended ☐ not recommended

Criteria ☐ A ☐ B ☒ C ☐ D Considerations ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments:

Suzanne Pickens

07/21/1997

Reviewer, Office of Preservation Services

Date

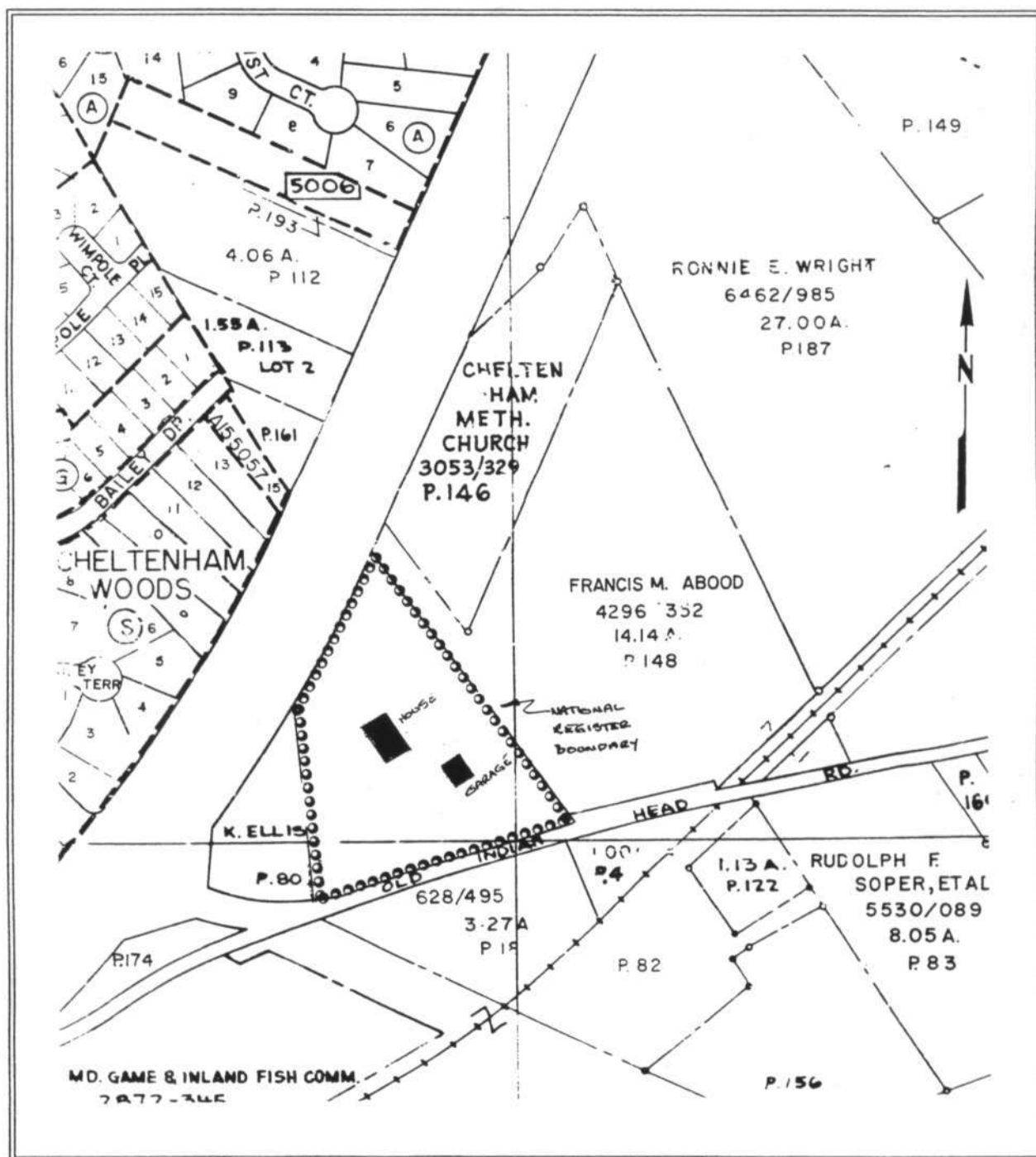
Reviewer, NR program

Date

Preparer:

P.A.C. Spero & Company
September 1996

Resource Sketch Map and National Register Boundary Map:



Preparer:
P.A.C. Spero & Company
September 1996

U.S. 301 South Corridor
Transportation Study

Survey # B123, PG82A-33

Property Name COLBERT HOUSE

Town/County CHELTENHAM Prince George's Co

Quadrangle Brandywine

Village
ryland

SURRATTS
ROAD

Cheltenham

Cheltenham
Veterans Cemetery

CHELTENHAM WOODS
MILITARY TRF

BM
238

OLD

INDIAN
HEAD

CONRAIL

DULEY

X 232

Metapona

Substation

Brandywine
Ch

Gibbons
Ch

BRANDYWINE NORTH KYS

3 MILITARY
ESERVATION
RECEIVING
STA

Lookout
Tower

235

228





1. PG-82A-33

2. Colbert House Prince George's County, MD

3. Caroline Hall 9/96

4. P.A.C. Spero + Co., 40 W. Chesapeake Ave., #412
Baltimore, MD 21204

5. 10850 Crain Highway, North elevation of
House, South View,

6. 1 of 5



1. PG: 82A-33
2. Colbert House Prince George's County, MD
3. Caroline Hall 9/96
4. P.A.C. Sperry & Co., 40 W. Chesapeake Ave #412
Baltimore, MD 21204
5. 10850 Cram Highway, East elevation of House,
South west view
6. 2 of 5



1. 10850 PG 82A-33
2. Colbert House Prince George's County, MD
3. Caroline Hall, 9/96
4. P.A.C. Sperry Co., 40 W. Chesapeake Ave #412
Baltimore, MD 21204
5. 10850 Cram Highway, South and east elevations
of House, Northwest view.
6. 3 of 5



1. PG: 82A-33

2. Colbert House Prince George's County,
MD

3. Caroline Hall 9/96

4. P.A.C. Sperot & Co. 40 W. Chesapeake Ave, #412
Balto, Md 21204

5. 10850 Crain Highway, West
elevation of House, South east
view

6. 4 of 5



1. Pb: 82A-33

2. Colbert House Prince George's County
MD

3. Caroline Hall 9/96

4. P.A.C. Sperry + CO, 40 W. Chesapeake Ave,
#412, Balto, Md 21201

5. 10850 Crain Highway garage, North
and West elevations, Southeast

6. 5 of 5 View

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #82A-33 Building Date: 1915

Building Name: Colbert House

Location: 10850 S.E. Crain Highway

Private/Residence/Occupied/Good/Inaccessible

Description

The Colbert house is a compound structure, a two-by-one bay, two story frame gable roofed original block connected by a two story ell wing to a two-by-two bay, two story gable roofed frame ca. 1930's block. The original block is oriented toward old Indian Head Road. The two-bay east (main) facade had entrance in the first bay. Windows are 2/2 sash with modern board-and-batten shutters. The first level is sheltered by a hipped roof, two bay entrance porch with turned and chamfered posts and jig-sawn brackets. The house is covered with horizontal wood siding and rests on a poured cement foundation. The crown molded cornice has kicks in the north and south gable ends. The north and south gable ends are one bay with square louvered openings in the upper gables. Attached to the southwest corner of the west (rear) facade is a two story, gable roof ell wing, one bay in length, with a high corbelled chimney at the roof ridge, it connects the old block to the ca. 1930's block. The two story, gable roof frame ca. 1930's block is rectangular in plan. It has the same wall and roof covering as the older block. The two bay west (main) facade fronts on Old Crain Highway. Entrance is in the first bay, sheltered by a one bay gable roof entrance porch with Doric columns. Windows on the facade are double, 3/1 sash with board and batten shutters. There is a centered gable dormer surmounting the facade.

Significance

The Colbert house is significant as an example of a modest, early twentieth century vernacular dwelling that evolved and changed its orientation when the Crain Highway was built nearby, during the 1930's. It also is significant for its association with Simpson R. Colbert. The Colbert house was constructed after the 8.53 acre property was acquired by Simpson and Alberta Colbert, in 1915. Colbert's occupation, listed in the 1900 U.S. Census, was that of farm laborer at the House of Reformation. After Colbert's death in 1928, the property was deeded to his daughter, Pearl V. Rawlings. Rawlings was responsible for the additions doubling the size of the house, after 1931. The property is now owned by Simpson Colbert's granddaughter, Hilda Rawlings Estep. The Colbert house originally was a modest Victorian vernacular dwelling. Its main facade faced southeast, toward Old Indian Head Road and the Baltimore and Potomac Railroad tracks. Crain Highway, (Maryland 301) constructed during the 1930's, took 1.4 acres on the northwest of the property for its right-of-way. The two-by-two-bay, two-story bungalow style block added to the dwelling during the 1930's faced Crain Highway. The house is significant for its representation of the Victorian vernacular and bungalow styles.

Acreage: 1 acre

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. P.G. #82A-33

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Colbert House

and/or common Rawlings House, Estep House

2. Location

street & number 10850 S.E. Crain Highway (U.S. Route 301) ☐ not for publicationcity, town Cheltenham ☐ vicinity of congressional district 5

state Maryland county Prince George's

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Oscar Estep

street & number 10850 S.E. Crain Highway telephone no.:

city, town Cheltenham state and zip code 20623

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 3597

street & number Main Street folio 576

city, town Upper Marlboro, state Maryland 20772

6. Representation in Existing Historical Surveys

title n/a

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records Historic Preservation Commission, Room 4010, CAB

city, town Upper Marlboro, state MD. 20772

7. Description

Survey No.P.G. #82A-33

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Colbert house is a compound structure, composed of a two-by-one bay, two story frame gable roofed original block connected by a two story ell wing to a two-by-two bay, two story gable roofed frame ca. 1930's block.

The original block, built in 1915, is oriented toward old Indian Head Road, approximately 300 feet to the east. It is rectangular in plan. The two-bay east (main) facade had entrance in the first bay. Windows are 2/2 double-hung-sash with modern board-and-batten shutters. The first level is sheltered by a hipped roof, two bay entrance porch with turned and chamfered posts and jig-sawn brackets. The porch is screened and rests on a poured cement base.

The house is covered with horizontal wood siding and rests on a poured cement foundation. The crown molded cornice has kicks in the north and south gable ends. The roof is covered with asphalt shingle. A chimney rises from the gable roof ridge, above the first bay on the main facade. The north and south gable ends are one bay with square louvered openings in the upper gables.

Attached to the southwest corner of the west (rear) facade is a two story, gable roof ell wing. One bay in length, with a high corbelled chimney at the roof ridge, it connects the old block to the ca. 1930's block. The ell has shed roof enclosed porch on the north elevation.

The two story, gable roof frame ca. 1930's block is rectangular in plan. It is two-by-two bays and has the same wall and roof covering and cornice treatment as the older block. The two bay west (main) facade fronts on Old Crain Highway, approximately 100 feet to the west. Entrance is in the first bay, sheltered by a one bay gable roof entrance porch with tapering Doric columns. Windows on the facade are double, 3/1 sash with board and batten shutters. There is a centered gable dormer surmounting the facade, having two single light casement windows.

The plan of the original block of the Colbert house had a small entrance hall with one side parlor and the kitchen to the rear. The upper floor had two rooms, one over the parlor and one over the kitchen. The newer block doubled the size of the house.

The Colbert house is encircled by mature oak trees. There is a shed roof board and batten chicken coop, dating to the construction of the original block, east of the house. A ca. 1930's frame garage is to the north. The house is situated close to old Crain Highway, buffered by a line of tall bushes.

8. Significance

Survey No.

P.G. #82A-33

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Local History

Specific dates	1915	Builder/Architect	Simpson Colbert
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check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Colbert house is significant as an example of a modest, early twentieth century vernacular dwelling that evolved and changed its orientation when the Crain Highway was built nearby, during the 1930's. It also is significant for its association with its builder, Simpson R. Colbert.

The Colbert house was constructed shortly after the 8.53 acre property was acquired by Simpson and Alberta Colbert, in 1915.¹ Colbert was an employee of the nearby House of Reformation in Cheltenham. Colbert's occupation, listed in the 1900 U.S. Census, was that of farm laborer at the House of Reformation.² After Colbert's death in 1928, the property was deeded to his daughter, Pearl V. Rawlings.³ Rawlings was responsible for the additions doubling the size of the house, completed after 1931.⁴ The property is now owned and occupied by Simpson Colbert's granddaughter, Hilda Rawlings Estep. The Colbert and Rawlings family are buried in a nearby family cemetery, located off Indian Head Road on the Douglas-Reamy house property, P.G. #82A-36.⁵

The Colbert house originally was a modest Victorian vernacular dwelling with a side hall, one parlor and a kitchen on its lower floor and two bedrooms on its upper floor. Its main facade faced southeast, toward Old Indian Head Road and the Baltimore and Potomac Railroad tracks. A store and the Cheltenham Station were located just south of the house. Crain Highway, (Maryland 301) constructed during the 1930's, took 1.4 acres on the northwest (rear) side of the property for its right-of-way. The two-by-two-bay, two-story bungalow style block added to the dwelling during the 1930's was oriented toward the northwest, the main facade facing Crain Highway. The house is significant for its representation of the Victorian vernacular and bungalow styles and as a record of the evolution of the Cheltenham area.

Survey No.P.G. #82A-33

10. Geographical Data

Quadrangle scale _____

[illegible]

11. Form Prepared By

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

Survey No. PG 82A-33
Section 8 Page 2

Notes

- 1 Land Records of Prince George's County, 109:384; and Tax Assessments, Prince George's County, 11th District, Simpson R. Colert, 1916-19.
- 2 United States Census, Prince George's County, Maryland, 1900, District 11, Simpson R. Colbert, #8.
- 3 Land Records, 381:67.
- 4 Interview with Hilda Rawlings Estep, March 1986.
- 5 Stones and Bones, Cemetery Records of Prince George's County, Maryland, Prince George's county Geneological Society, Inc., Bowie, Maryland, 1984, pg. 600.

Chain of Title

Colbert House
P.G. #82 A-33

3597:576
30 April 1968
Deed

Hilda Rawlings Estep and Marion Rawlings Payne, executrixes of Pearl V. Rawlings, dec'd to Oscar E. Estep and S. Hilda Estep. For \$10 grantors convey the parcel in 11th District, 8.53 acres excepting 1.4 acres. Obtained by Pearl V. Rawlings 12/1/31, 381:67.

381:67
1 Dec. 1931
Deed

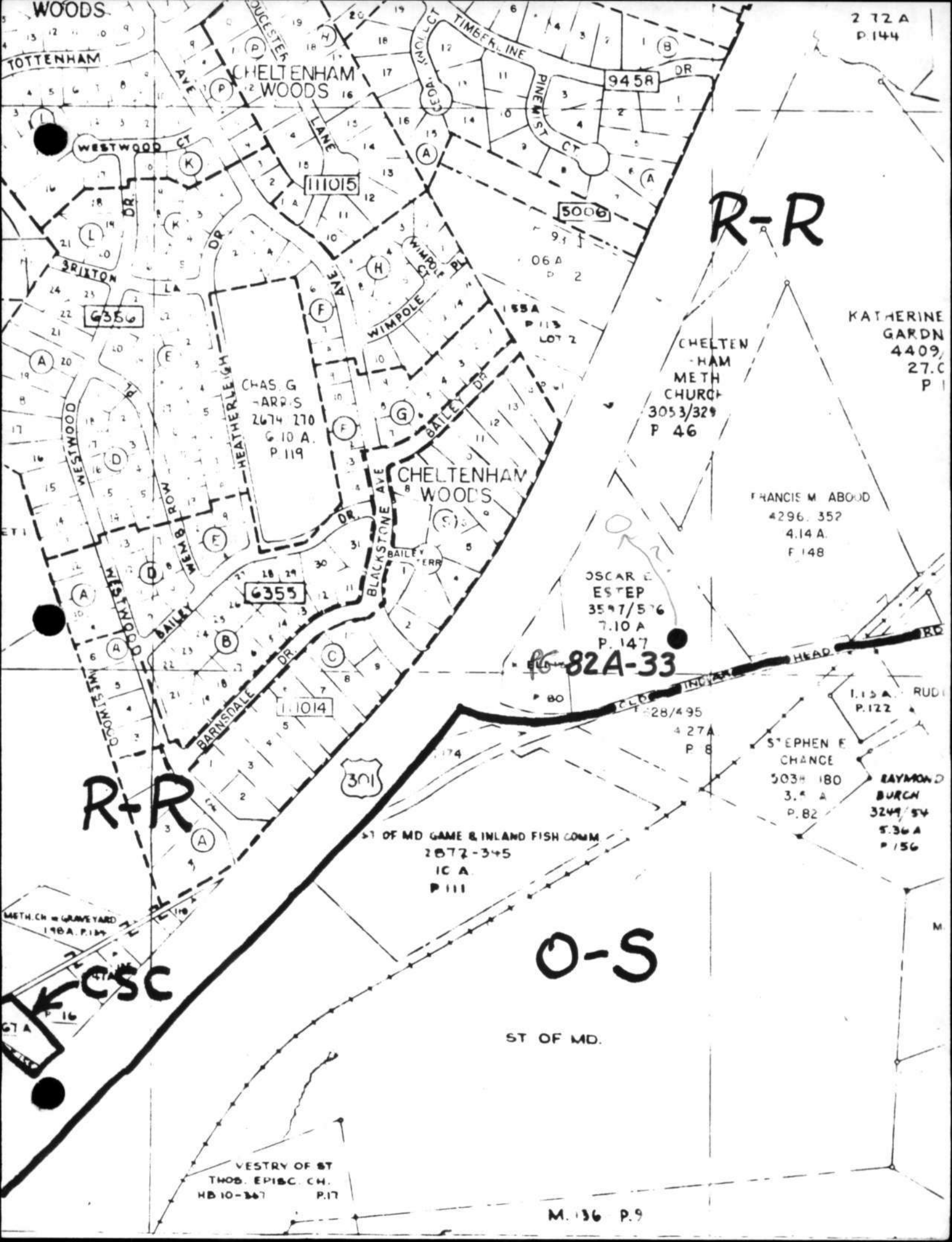
Alberta E. Colbert, widow, to Charles O.C. Rawlings and Pearl V. Rawlings. For \$10 grantor conveys parcel in Brandywine District, same which Alberta and Simpson Colbert obtained from Martha A. Selby, widow and Hattie I. Selby, 28 Dec. 1915, 109:384. 8.535 acres.

109:384
28 Dec. 1915
Deed

Martha A. Selby and Hattie I. Selby, heirs of Joseph H. Selby, dec'd., to Simpson R. Colbert and Alberta E. Colbert. For \$10 grantors convey that parcel in Brandywine District, part of land Joseph H. Selby obtained from Rebecca Wade, 1 Dec. 1880, W.A.J. 2:199. 8.53 acres

W.A.J. 2:199
1 Dec. 1880
Deed

Rebecca Wade for \$700 grants to Joseph Selby parcel obtained from James and Sarah A. Masson, 8 March 1869, HB 2:357. 30 acres



2 72 A
P. 144

R-R

KATHERINE
GARDN
4409/
27.0
P. 1

CHELTE-
HAM
METH
CHURCH
3053/329
P. 46

FRANCIS M. ABOOD
4296. 352
4.14 A.
P. 148

OSCAR E.
ESTEP
3597/576
7.10 A
P. 147

PG-82A-33

R-R

O-S

ST OF MD.

ST OF MD GAME & INLAND FISH COMM
2672-345
10 A.
P. 111

STEPHEN E.
CHANCE
5038 180
3.4 A
P. 82

RAYMOND
BURCH
3249/54
5.36 A
P. 156

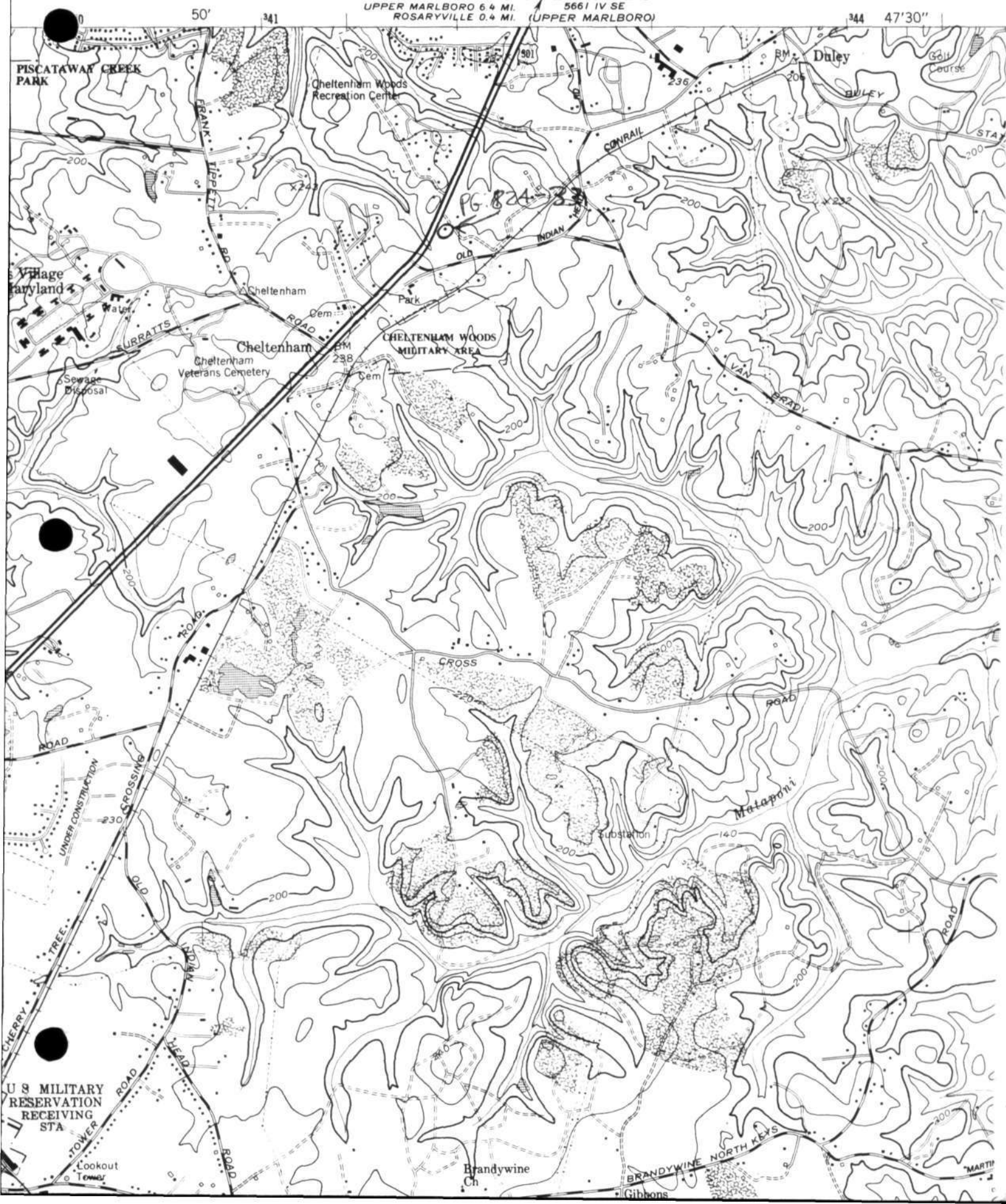
VESTRY OF ST
THOS. EPISC. CH.
HB 10-367 P. 17

PG: 82A-33

BRANDYWINE

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

UPPER MARLBORO 6.4 MI. 5661 IV SE
ROSARYVILLE 0.4 MI. (UPPER MARLBORO)





P.G.#82A-33

Colbert House
Prince George's County
Marina King
April 1986
West elevation
Neg: MD Hist. Trust, Annapolis, MD



P.G.#82A-33

Colbert House
Prince George's County
Marina King
April 1986
South elevation
Neg: MD Hist. Trust, Annapolis, MD



P.G.#82A-33

Colbert House
Prince George's County
Marina King
April 1986
East elevation
Neg: MD Hist. Trust, Annapolis, MD



P.G.#82A-33

Colbert House
Prince George's County
Marina King
April 1986
North elevation
Neg: MD Hist. Trust, Annapolis, MD